

ZONING CHANGE REVIEW SHEET

CASE NUMBER: C14H-2010-0030

HLC DATE:

June 28, 2010

July 26, 2010

PC DATE:

APPLICANT: Historic Landmark Commission

HISTORIC NAME: Eula Payton House

WATERSHED: Waller Creek

ADDRESS OF PROPOSED ZONING CHANGE: 502 Park Boulevard

ZONING FROM: SF-3-CO-NP to SF-3-H-CO-NP

SUMMARY STAFF RECOMMENDATION: Staff cannot recommend the proposed zoning change from family residence, conditional overlay, neighborhood plan (SF-3-CO-NP) combining district to family residence – historic landmark – conditional overlay – neighborhood plan (SF-3-H-CO-NP) as the house lacks the architectural and historical significance for individual designation as a historic landmark, but recommends that the owner try to sell the property with the house on it rather than as a vacant lot as previously testified to by the owner's representative. Park Boulevard has high potential for designation as a local historic district; the Eula Payton House would be contributing to the historic character of the district, which is composed mainly of bungalows and cottages dating from the 1920s and 1930s.

QUALIFICATIONS FOR LANDMARK DESIGNATION:

Staff does not believe that the house meets the criteria for individual designation. The house is a modest 1930s bungalow with no significant architectural features and lacks the significant historical associations necessary for individual designation.

HISTORIC LANDMARK COMMISSION ACTION: **June 28, 2010:** Initiated a historic zoning case. Vote: 5-0 (Rosato ill; Leary off-dais).

PLANNING COMMISSION ACTION:

DEPARTMENT COMMENTS: The house is listed in the Comprehensive Cultural Resources Survey (1984) but without a priority for research.

CITY COUNCIL DATE:

ACTION:

ORDINANCE READINGS: 1ST 2ND 3RD

ORDINANCE NUMBER:

CASE MANAGER: Steve Sadowsky

PHONE: 974-6454

NEIGHBORHOOD ORGANIZATION: Hancock Neighborhood Association

BASIS FOR RECOMMENDATION:

Architecture:

One-story, rectangular-plan, clipped front-gabled frame bungalow with a partial-width, clipped front-gabled independent porch on the left side of the façade; square brick porch piers extend from the concrete floor to the ceiling, with a square brick half-pier framing the

entry. The porch has an ornamental metal railing across the front and down the concrete stairs. The tympanae of both the principal and the porch gable contain a horizontal wood vent framed with a pair of brackets at the point where the clipped front gable transforms into the pitched roof. Fenestration consists of single and paired 1:1 wood windows. Composition roof.

Historical Associations:

The house appears to have been built in 1936 for Miss Eula Payton, the unmarried daughter of Amanda Payton, who was the last surviving person born during the days of the Republic of Texas when she passed away in 1932. Amanda Payton was the widow of Daniel Payton, who died in the 1880s. The family lived on Walnut Creek in north Travis County; Payton Gin is named for their homestead. Amanda and Eula Payton stayed in rural Travis County until the late 1910s; the 1920 city directory shows them living at 4309 Avenue F, while the 1920 U.S. Census shows them living at what is now 500 Park Boulevard, the house immediately to the west of this one. Eula and Amanda lived together at 500 until Amanda's death in 1932. The 1935 Sanborn map shows the current structure at 500 Park Boulevard, but this lot is shown as vacant. No building or utility permits exist for this house, but the 1935 city directory is the last to show Eula Payton at 500 Park Boulevard; the 1937 directory lists her address as 502 Park Boulevard, and 500 Park Boulevard was used as a rental. Amanda's obituary notes that she had amassed considerable property in Austin and Travis County; Eula Payton owned Lots 11 and 12 of Ideal Place, the site of the current houses at 500 and 502 Park Boulevard, as evidenced by city building permits from the early 1940s showing as the owner of both parcels.

Eula Payton was a teacher at the Texas School for the Blind for over 30 years. After her death in 1964, the house became a rental. Eunice Broyles, a widowed nurse, and her daughter Carline, rented the house from the mid-1960s through the mid-1980s.

PARCEL NO.: 02200807100000

LEGAL DESCRIPTION: Lot 11, Block 1, Outlot 14, Division C, Ideal Place

ESTIMATED ANNUAL TAX ABATEMENT: \$2,287 (owner-occupied); city portion: \$627.

APPRAISED VALUE: \$261,192

PRESENT USE: Vacant

CONDITION: Good

PRESENT OWNER:

Charles W. Boes
6550 Shady Brook Lane, Apt. 2017
Dallas, Texas 75206

DATE BUILT: ca. 1936

ALTERATIONS/ADDITIONS: None.

ORIGINAL OWNER(S): Eula Payton (1936)

OTHER HISTORICAL DESIGNATIONS: None.

502 Park Boulevard
ca. 1936



OCCUPANCY HISTORY 502 Park Boulevard

City Directory Research, Austin History Center
By City Historic Preservation Office
June, 2010

1992	Sandra G. Davis, renter Teacher, AISD NOTE: The directory indicates that Sandra G. Davis was a new resident at this address.
1987	Susan Dupree, renter Waitress, Gourmet Gals (not listed in the main directory) NOTE: The directory indicates that Susan Dupree was a new resident at this address.
1983	Eunice Broyles, renter Retired Also listed is Carline E. Broyles; no occupation stated.
1978	Eunice Broyles, renter Retired Also listed is Carline E. Broyles; no occupation stated.
1974	Eunice Broyles, renter Widow, Carl W. Broyles Nurse Also listed is Carline Broyles; no occupation stated.
1970	Eunice Broyles, renter Widow, Carl W. Broyles Nurse Also listed is Carline Broyles; no occupation stated.
1967	Eunice Broyles, renter Widow, Carl W. Broyles Nurse Also listed is Carline Broyles; no occupation stated.
1963	Eula L. Payton, owner No occupation listed NOTE: Eunice Broyles and Carline Broyles are listed as living at 1303 San Antonio Street. Eunice Broyles is listed as a nurse; Carline Broyles had no occupation listed.
1960	Eula L. Payton, owner No occupation listed
1957	Eula L. Payton, owner No occupation listed
1954	Eula L. Payton, owner No occupation listed
1952	Eula L. Payton, owner No occupation listed
1949	Eula L. Payton, owner No occupation listed
1947	Eula L. Payton, owner Teacher, Texas School for the Blind

- 1944-45 Eula L. Payton, owner
Teacher

- 1941 Eula L. Payton, owner
Teacher, Texas School for the Blind
Also listed are Norman M. and Winona Payton; he was a driver for the White Laundry and Dry Cleaning Company, 2822 Guadalupe Street.

- 1939 Eula L. Payton, owner
Teacher, Texas School for the Blind

- 1937 Eula L. Payton, owner
Teacher

NOTE: This house appears to have been built in 1936, although there are no building or utility records to confirm the construction date. The 1935 city directory shows Eula Payton living at 500 Park Boulevard. The 1935 Sanborn map shows the current house at 500 Park Boulevard, but a vacant lot at the site of this house. It appears that Eula Payton owned both this house and the house at 500 Park Boulevard; she obtained building permits for construction on both lots in 1941 and 1942. After she built this house, Eula Payton rented out the house at 500 Park Boulevard, and lived here at 502 until her death in 1964.

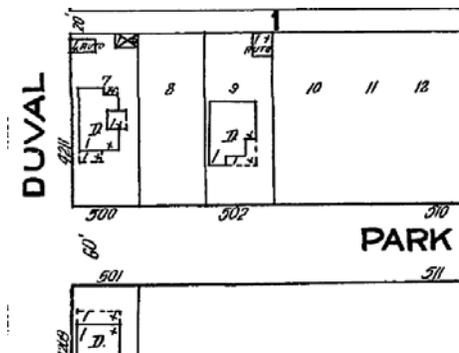
Eula Payton is listed as a teacher at the Texas School for the Blind in city directories as early as 1920, when she and her mother, Amanda, lived at 4309 Avenue F just prior to moving to 500 Park Boulevard.

NOTES

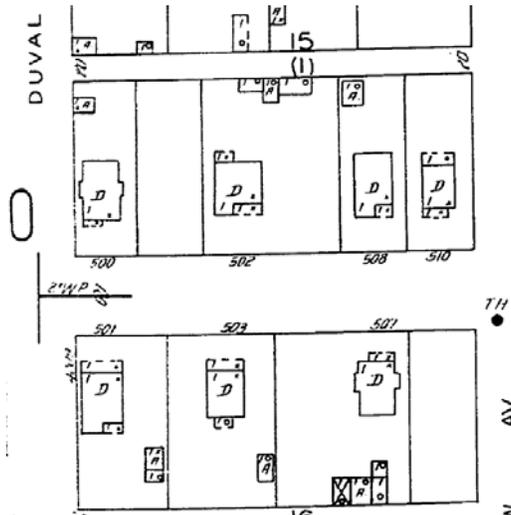
The 1930 U.S. Census report shows Eula Payton and her mother, Amanda Payton, at 500 Park Boulevard. Eula Payton was single, 52 years old, and had been born in Texas. She is listed as a teacher at the School for the Blind. Amanda Payton was 85 years old, had been born in Texas, and had no occupation listed. They owned the house which was worth \$5,000.

The 1920 U.S. Census is the first to show Eula and Amanda Payton on Park Boulevard; they are listed at 500 Park Boulevard, where they had moved very recently from 4309 Avenue F. Eula Payton is listed as a teacher at the Blind Institute.

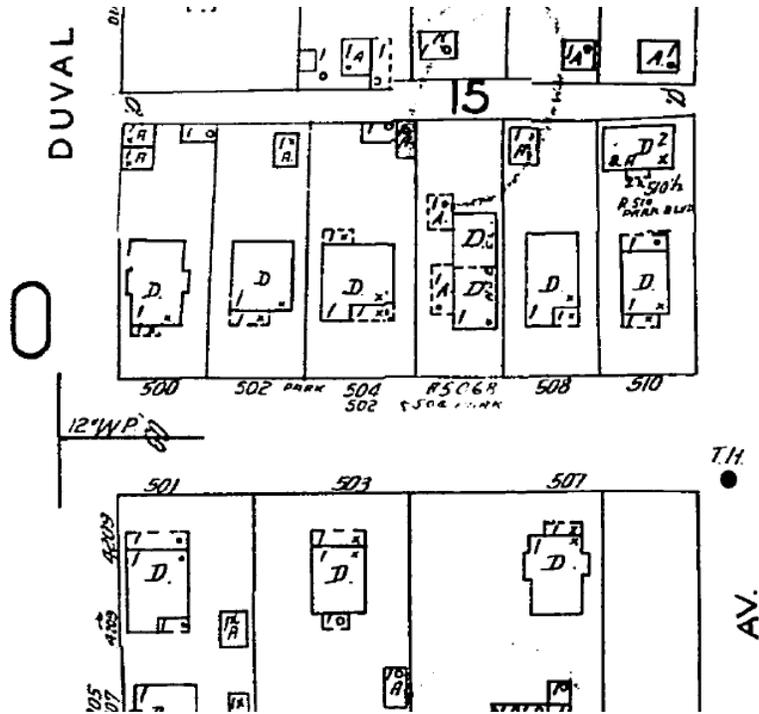
Prior census reports show Amanda and Eula Payton in rural Travis County in the McNeil area. Eula is listed as a teacher in the 1910 census, and at school in the 1900 report; Amanda is listed as a land lady in the 1900 report and has no occupation listed afterwards. The 1880 census shows Daniel and Amanda Payton in rural Travis County, with their 2-year old daughter, Eula. Daniel Payton was then a 50-year old farmer; Amanda was 15 years younger than he was. Census reports after 1880 show Amanda as a widow.



The 1921 Sanborn map shows this lot (labeled 8, but now listed as Lot 11 in Ideal Place) as vacant. The house shown at 500 is not the current structure.



The 1935 Sanborn map shows the current house at 500 Park Boulevard, but this lot remains empty. The house shown as 502 Park Boulevard is now known as 504 Park Boulevard.



The 1962 Sanborn map shows the current house at 502 Park Boulevard along with the current house at 500.

Miss Eula Payton 502 Park Blvd
 82 1 11
 Ideal Place
 Box Addn to Garage
 23256 - 1-23-42
 None

Building permit to Eula Payton for an addition to the garage (1942). This building permit refers to Lot 11, which is the site of this house.

Miss Eula Payton 500 Park Blvd.

82 1 12

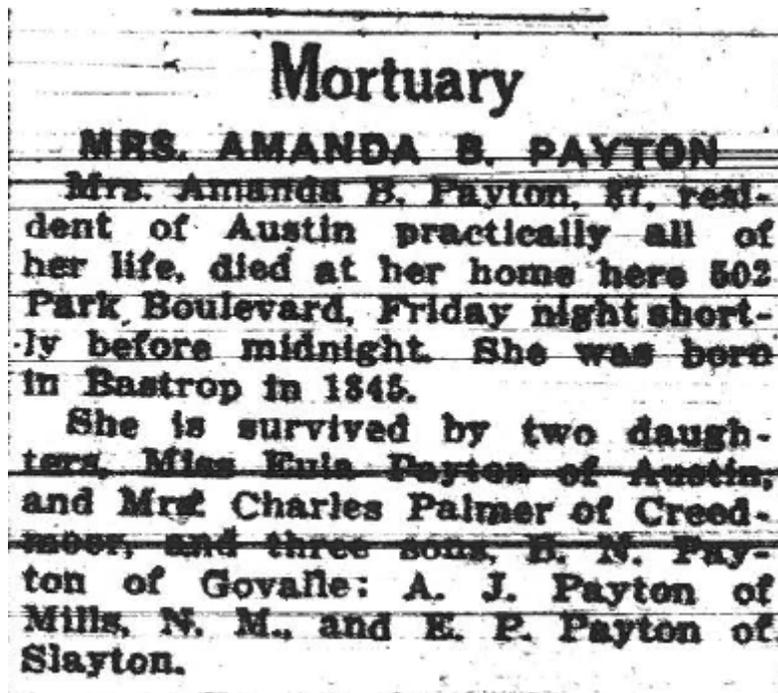
Ideal Place

Replace front porch with conc.

22291 8-5-41

None

Building permit to Eula Payton for work at 500 Park Boulevard, the house next door. This house is situated on Lot 12, but shows that while Eula Payton lived at 502 Park Boulevard, she also owned the house and lot next door.



Obituary of Amanda Payton
Austin American, February 6, 1932

LAST PIONEER OF REPUBLIC DAYS DIES HERE

Known just prior to her death as Austin's only child of the Republic of Texas, Mrs. Amanda B. Payton, 86, died at her home, 502 Park boulevard Friday shortly before midnight.

Mrs. Payton, who was the daughter of Frederick and Harriet Rachman Jourdan, member of Stephen F. Austin's colony, was born at Bastrop March 27, 1845, and removed with her family to Travis county in 1852.

In 1865 she married D. R. Payton, who was invalided in the Civil war. Seven children were born of the union. Following the death of her husband 35 years ago, Mrs. Payton reared the children to manhood and womanhood, and amassed a considerable fortune in Travis county property. She was considered one of the state's best business women.

Family Home Still Stands

Mrs. Payton was the last of 10 children born to her mother and father.

Following the family's removal to Travis county, she lived in or near Austin until her death. The old homestead of her mother and father still stands on Walnut Creek, now the property of Rep. Eugene V. Giles, a nephew of Mrs. Payton. Surviving the decedent are two daughters, Miss Eula Payton of Austin, Mrs. Charles Palmer of Creedmore, and three sons, B. N. Payton of Govalle, A. J. Payton of Mills, N. M., and E. P. Payton of Slayton; 24 grandchildren, 50 great-grandchildren and a number of nieces and nephews. The immediate relatives number about 100.

Funeral Rites Sunday

Funeral services will be conducted Sunday at 2 p. m. from the Pelphrey mortuary, with Rev. H. C. Garrison, pastor of the Central Christian church, of which Mrs. Payton was a member, conducting. Pallbearer will be Lee Helton and B. R. Payton, grandsons; Eugene V. Giles and Charles F. Alford, nephews; and Tom B. Walling, Dr. J. A. Battle and Herman Krueger. Burial will be in the family plot at Fiskville.

Obituary of Amanda Payton
Austin Statesman, February 6, 1932

Payton Rites Set For 2 p. m. Sunday

Last Austin Survivor Of Republic Dies

Final tributes will be paid to Mrs. Amanda B. Payton 84, the last surviving Austin child of the Republic of Texas, who died shortly before midnight Friday at her home, 102 Park boulevard, in funeral services at 2 p. m. Sunday at the Peabody Mortuary.

The Rev. H. C. Garrison, pastor of the Central Christian church, of which Mrs. Payton was a member, will officiate at the service. Burial will be in the family plot at Parkville.

Members of Austin's Colony

Patheons named are: Lee Holton and D. R. Payton, grandsons; Eugene V. Giles and Charles F. Alford, nephews, and Tom B. Walling, Dr. J. A. Battle and Herman Krueger.

Mrs. Payton, daughter of Frederick and Harriet Richman Jourdan, member of Stephen F. Austin's colony, was born at Bastrop March 27, 1848. She moved with her family to Travis county in 1863.

In 1865 she married D. R. Payton, who was invalided in the Civil War. Seven children were born to this union. Her husband died 25 years ago and Mrs. Payton reared her children to manhood and womanhood, at the same time accumulating a considerable fortune in Travis county property.

Lived Here 79 Years

Following the family's removal to Travis county, she lived in or near Austin until her death, a period of 79 years.

Her nephew, Hon. Eugene Giles, is now living in the old homestead of Mrs. Payton's father and mother, which is located near Walnut Creek, north of Austin.

Mrs. Payton was the last of 10 children born to her father and mother. She in turn is survived by two daughters, Miss Eula Payton of Austin and Mrs. Charles Palmer of Creedmoor, and three sons, B. N. Payton of Govalle, A. J. Payton of Mills, N. M., and E. P. Payton of Slayton. Other survivors are 24 grandchildren, 50 great-grandchildren and a number of nieces and nephews. The immediate relatives number about 100.

Funeral notice for Amanda Payton
Austin American-Statesman, February 7, 1932

MISS EULA PAYTON

Miss Eula Payton, of 502 Park Boulevard died in a local hospital Monday. A retired school teacher who taught over 30 years at Texas School for the Blind, she was a lifelong resident of Travis County. She was a past matron of Austin Chapter 304 of Eastern Star. Survivors include one sister, Mrs. C. O. Palmer, Creedmoor and a number of nieces and nephews including Norman Payton, Austin. The body is at Hyltin-Manor Funeral Home pending arrangements.

Obituary of Eula Payton
Austin American, December 29, 1964

MISS EULA L. PAYTON

Funeral for Miss Eula Lee Payton, 502 Park Blvd., will be at 11:30 a.m. Wednesday at Hyltin-Manor Funeral Home with Dr. John Barclay officiating. Burial will be in Austin Memorial Park. Pallbearers will be Bobby Payton, Dickie Payton, Howard Payton, Harold Johnson, Thomas Helton and Robert Louis Helton.

Funeral notice for Eula Payton
Austin American, December 30, 1964